

Minutes of the Planning Commission Meeting of May 5, 2011 6:00 P. M.

MEMBERS PRESENT: Mayor Richard H. Balbier, Chairman
Ray Porterfield
Joe Polidori
Jim Oper
John Patta, Council Representation

ABSENT:

ALSO PRESENT: Tom Ockington, Building Commissioner
Barbara Stanton, Acting Secretary

Chairman Balbier called the Brooklyn Planning Commission Meeting to order. Clerk call the roll: Mayor Balbier, "here", John Patta, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

Chairman Balbier: On tonight's Agenda is approval of the minutes from April 7, 2011; Request from Timothy Reynolds of Believe Ministries for Conditional Use approval to locate a religious facility in the partially vacant building located at 4315 Ridge Road. P.P. 432-26-098; Request for approval of a proposed new freestanding signs by Larson Architects for a proposed new building by McDonald's Corporation to be located at 10700 Brookpark Road. P.P. 433-17-010; general business and adjournment.

A motion was made by Joe Polidori, second by Ray Porterfield to approve the minutes from April 7, 2011.

Vote Resulted: Yes –Mayor Balbier, Ray Porterfield, Joe Polidori, Jim Oper, John Patta, abstain.


Mayor Balbier: The first item on the agenda is a request from Timothy Reynolds of Believe Ministries for Conditional Use approval to locate a religious facility in the partially vacant building located at 4315 Ridge Road. Commissioner Ockington: The applicant has proposed putting a church in the south side of the building that was formerly known as 4311 Ridge Road. The property does not comply with any of the requirements for a conditional use for a religious facility specified in schedule 1129.01 (d) of the zoning code for a lot area, lot width, front side and rear building setbacks, and rear and side parking setbacks. If the Planning Commission approves the request they will need to apply to the Zoning Board of Appeals for the necessary variances and they will also need a majority vote of City Council confirming the Planning Commission's approval of the conditional use. There are 12 unobstructed parking spaces and Embroid Me requires 10 spaces for a retail business, Monday through Saturday from 8:00 A.M. to 6:00 P.M. Based on the information provided, there is a current membership of 8 including Mr. Reynolds which would require 2 parking spaces; however, Mr. Reynolds had indicated future occupancy of up to 35 members which would require 9 parking spaces. Mayor Balbier: It does not fit our building code with about 4 violations. Commissioner Ockington: That is correct per the zoning code. Mayor Balbier: I looked this over Mr. Reynolds; I do not believe this is an adequate area for a church and if you have 8 members, there are only 12 parking spaces and if you increase the congregation to 50 there will be no parking spaces available. I do not know how we could approve this. The Commission agreed about the same concern of the available parking spaces. Mr. Reynolds: Our services are Wednesday and Saturday in the evening. There would be general maintenance on the property during the evening. I spoke to Ron from Opinionation and he indicated that we could use their parking facilities in the evening. Mayor Balbier: I have a suggestion for you; we have an economic development director that could possible assist you in

finding a suitable property in the city. I would suggest you call her tomorrow. Mr. Reynolds: The lease is set up for a year. I think the building is fine, and it is just 2 nights per week. After further discussion a motion was made by John Patta, second by Joe Polidori for conditional use approval located at 4315 Ride Road. **Vote Resulted:** No – Mayor Balbier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper. Mayor Balbier: Mr. Reynolds the request was defeated. We would like you to come to Brooklyn, so contact our economic development director to locate another location.

Mayor Balbier: A request for approval of a proposed new freestanding signs by Larson Architects for a proposed new building by McDonald's Corporation to be located at 10700 Brookpark Road. Commissioner Ockington: This request is for a third pole sign which would be set back 100 feet from the public right-of-way on both Brookpark and Tiedeman Road. The sign if approved by the Planning Commission would require a 39 foot height variance, a 116 square foot area variance and a variance for the third pole sign. McDonald's is also proposing to reduce the height of the Brookpark Road pole sign to conform to the zoning code requirements. Mayor Balbier: What is the total height of the sign that is being requested tonight? Commissioner Ockington: It is 55 feet. Mayor Balbier: I have the same opinion as I had last meeting and I am not in agreement regarding the signage. Cities are going in the opposite direction with signs. If we allow a sign that high it will set precedence for other businesses to do the same. Mr. Stiles: The sign is to provide customers to have another option to dine when getting off the freeway. We did another boom test, and a 55 foot sign can be seen from the railroad tracks on Tiedeman Road. I would like to protect my investment while spending two million dollars on a new building. I would hope that if another investor is willing to spend this amount of money, you would be able to help them also. If the 55 foot sign is granted we would reduce the sign in front of the building to 16 foot which would be within the code, and place the 55 foot sign in the back of the building. When motorist came off the freeway they do not know we exist down the road. The visibility of the sign on Brookpark Road is not very good due to trees blocking the sign. The commission reviewed the plans. There was discussion regarding signage on 480 and also on the right-of-way on Tiedeman Road. A motion was made by John Patta, second by Joe Polidori for the approval of a new freestanding sign located at 10700 Brookpark Road. **Vote Resulted:** No - Mayor Balbier, John Patta, Joe Polidori. Yes -Ray Porterfield, Jim Oper.

A motion to adjourn was made by John Patta, second by Joe Polidori. **Vote Resulted:** Yes – Mayor Balbier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.



Barbara Stanton
Acting Secretary



Mayor Richard Balbier
Chairman